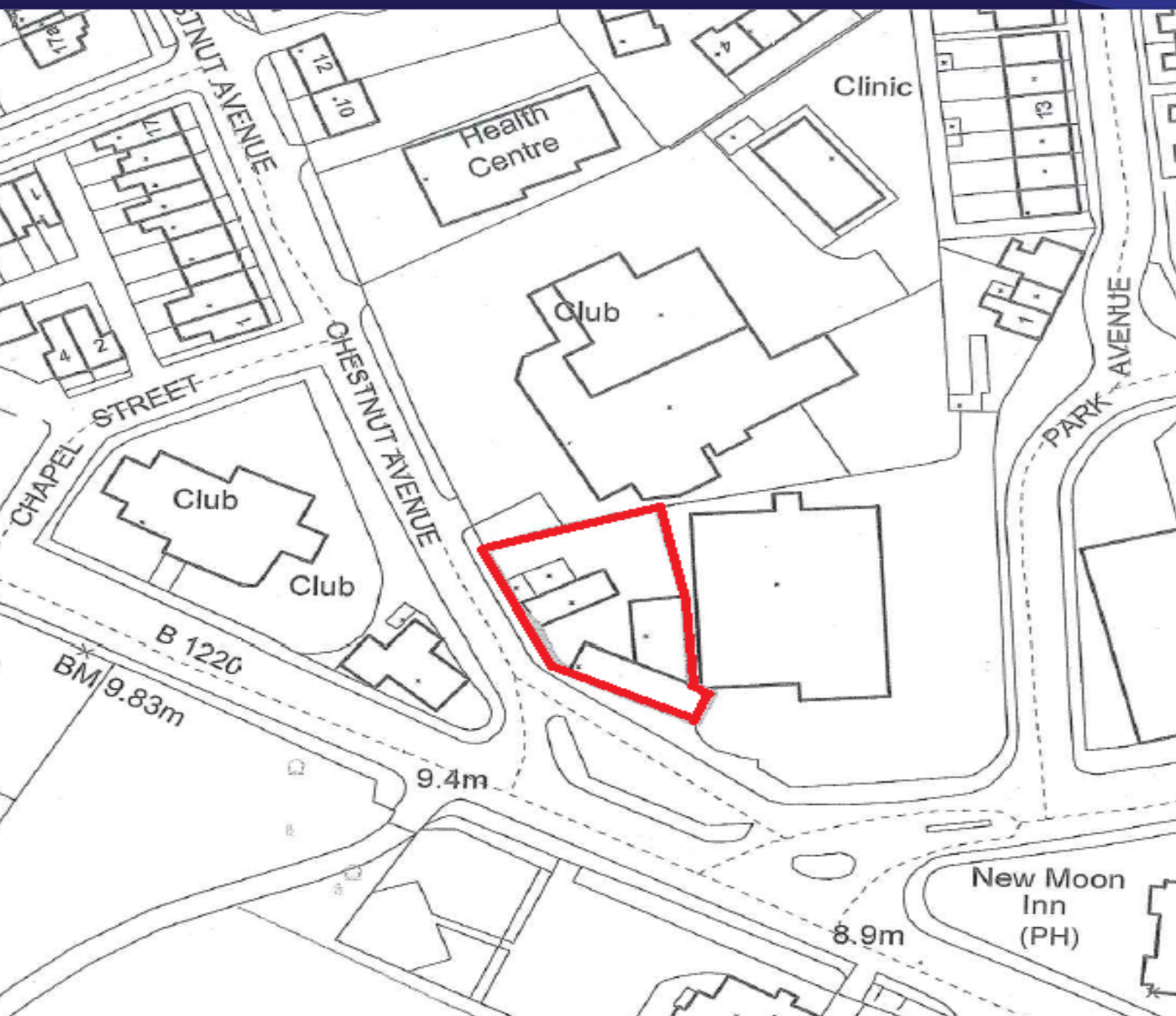


FOR SALE MIXED USE DEVELOPMENT OPPORTUNITY

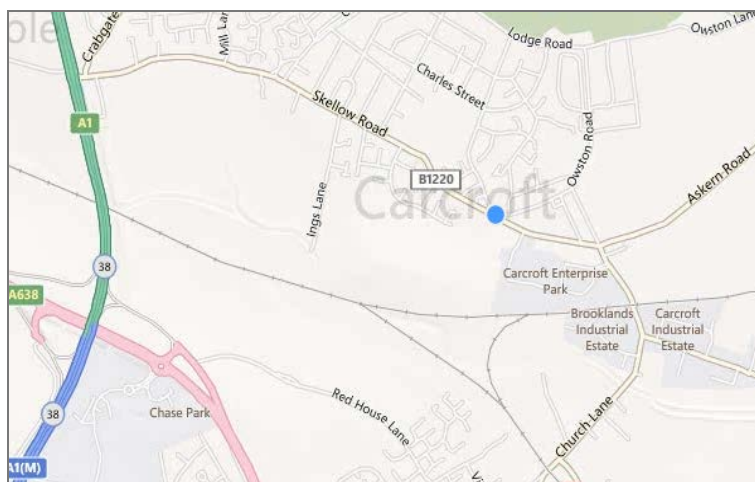
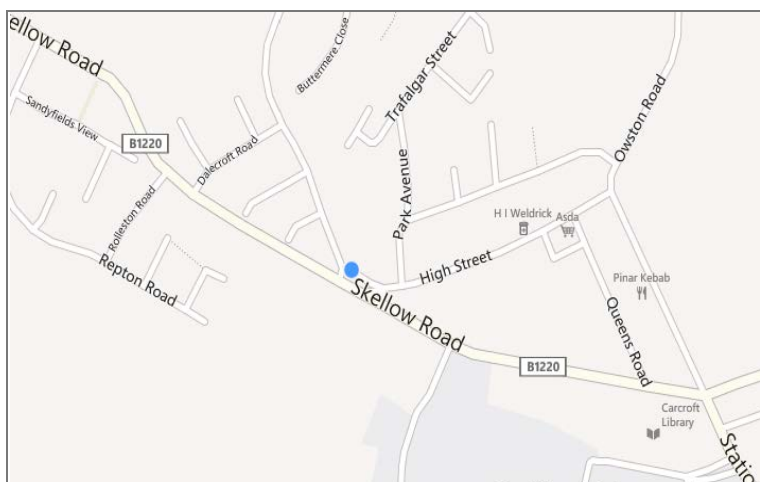


TUDOR HOUSE, 28 HIGH STREET, CARCROFT, DONCASTER, DN6 8DW

O.I.R. £225,000

- \ Planning granted for retail and residential use.
- \ Close to local amenities and public transport.
- \ Convenient for Junction 38 of the A1M.

SITE AREA
0.18 acres (0.073 ha)



LOCATION

The property fronts onto Chestnut Avenue and High Street, Carcroft. The surrounding area is mixed use incorporating retail and residential.

The property is located within the merged settlements of Skellow and Carcroft approximately 5 miles north west of Doncaster town centre. Principal access is via Skellow Road leading to the A1 to the west and the A19 Doncaster Road to the east.

DESCRIPTION

The property currently comprises four workshop/storage units of stone construction. Access to the site is via a gate to the west of the site on Chestnut Avenue.

Planning permission was granted on the 6th September 2011 for the erection of a three storey development comprising 3 lock up shops and garages at ground floor level and 12 flats at first and second floor level. Associated car parking to the rear of the land and demolition of the existing auction rooms and stores. Please see planning application 11/01556/EXTM.

Further details are available upon request.

RATEABLE VALUE

Interested parties are advised to make enquiries.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Offers are invited for the freehold interest in the region of £225,000.

All offers to be accompanied by proof of funding.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
File Ref / 711.3250a
Tel / 0113 241 0940
Email / steven.jones@eddisons.com

REVISED AUGUST 2013
SUBJECT TO CONTRACT

For more information, visit eddisons.com/property
T: 0113 241 0940

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request


Eddisons

ENERGY PERFORMANCE CERTIFICATE OF EXEMPTION

This certifies that the following property:

**Unit 1, TUDOR HOUSE, 28 HIGH STREET,
CARCROFT, DONCASTER, DN6 8DW**

It is Fading Footprints Ltd professional opinion that this property does
not require an EPC due to:

"The property is currently classified as an buildings due to be demolished, as per the guidance on page 11, of the; a guide to energy performance certificates for the construction, sale and let of non-dwellings 2nd edition July 2008, published by the Department of Communities and Local Government".

Validity dates: 5th of September 2012 and until circumstances change

Energy Assessor: Daniel Relton - Non-domestic Building Energy Assessor

Accreditation No: BREC201043

Inspection Date: Not Applicable

Details: The Property Owner (Seller) confirms:

- the building is to be sold or let with vacant possession
- the building is suitable for demolition and the resulting site is suitable for redevelopment
- they believe, on reasonable grounds, that a prospective buyer or tenant intends to demolish the building (eg on evidence of an application for planning permission).

Property Owner (Seller):

Mr Graham Ward, Hexagon Properties Limited, Grove Hall, Great North Road, Darrington, Pontefract WF11 0AD T: 01977 678143

If the above circumstances change, then an EPC may be required.

**Declaration Of
Information document
signed by Seller:** Yes (5th of September 2012)



Fading Footprints Ltd

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W: www.fadingfootprints.co.uk